


Customer Display

Multi-Family 638422 Active		<u>1920 3rd St</u> <u>Eau Claire, WI 54703</u>			L\$124,900			
		Type: Tri-Plex	County: Eau Claire					
		Lot Size: 132 X 66	Area: 03 - EC Schl/Westside					
		Twp:	School Dist: Eau Claire					
		Apx Fin AG: 2,316	Year Built: 1896					
		Apx Fin BG: 0	Taxes: \$2,348.48					
		Apx Fin SQFT: 2,316	Tax Year: 2007					
		# Units: 3	Tax ID: 09-0368					
		Waterfront: No						
Home Dim: X		Coin Lndry:	Own/Lease:	Restrct Cov:				
Area 2:		Common:	Other Inc:					
Wtr Frnt Type:		Wtr Frnt Ft:	Seasons:					
Lake/River Name:		Own Frntg:	Easement:					
Lake Size:		Deeded Access:	Lake Depth:					
	BR	Full BA	Half BA	Rent	Mthly/Yrly	Car Storage	Aprx Sqft	Unit Remarks
Unit 1:	3	1		575	Yrly	1		exp 6/30/08
Unit 2:	1	1		375	Yrly			exp 11/30/08
Unit 3:	1	1		375	Yrly	Stor		exp 5/31/08
Unit 4:								
Unit 5:								
Unit 6:								
Unit 7:								
Unit 8:								
Included: Dryer , Oven/Range , Refrigerator , Washer								
Excluded: Tenants Personal , Sellers Personal								
Basement: Partial		Cooling: None						
Driveway:		Electric: Circuit Breaker						
Fireplace:		Foundation: Stone						
Fuel Source: Electric , Natural Gas		Heating: Space Heater , Forced Air						
New Const:		Occupancy: Tenants Rights						
Outbuilding:		Patio/Deck:						
Sewer: City Sewer		Showing: Key-At Listing Office , 24 Hour Notice						
Water: City-Water		Water Heater: Electric , Natural Gas						
Exterior: Wood		Zoning: Residential-MultiFamily						
Directions: Clairemont Ave, E. on Vine St, R on 3rd. Property on right side								
Remarks: Large downstairs apartment has three bdrms with lots of wood floors and built-ins including a dining room. Partial bsmt has washer and dryer. Two upstairs, one-bdrm apts with lots of character and charm. Gross rents = \$1325/ month. Seller pays water/ sewer and trash (approx \$800 in 2007). Ample off street parking with room for turn around plus 1-car garage with storage.								
Legal: Lot 2, Blk 29, RF Wilsons Addition								
Apx Unfin AG: 0		Condition Report: Yes		Seller Financing:				
Apx Unfin BG: 0		Apx Unfin SQFT: 0		Seller Fin Remarks:				
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This display was created 02/12/2008.

While the information was believed accurate at that time, all information is subject to verification.